

See Attached for Additional Information



DEVELOPMENT APPLICATION

- Applicant: _____
 Address: _____
 Postal Code: _____ Home Phone: _____ Work Phone: _____
 Property Owner: _____
 Property Location: _____
 Marking of Site: _____
- Number of Lots to be Developed: _____
 Purpose of Application: Construct: _____ Extend: _____
 Subdivide: _____ Rebuild: _____ Change Use: _____
 Demolish: _____ Alter: _____
 Estimate Cost of Development: \$ _____
 Type of Development:

<u>Residential</u>	<u>Commercial</u>	<u>Other</u>
Single Family _____	Retail _____	Institutional _____
Other _____	Office _____	Recreational _____
	Industrial _____	Communication _____
	Other _____	Other _____
- Size of Land to be Developed:
 Frontage: _____ M Depth: _____ M Area: _____ m2/ha
- Describe development (building, extension, alterations)
 Use: _____
 Size: Width: _____ m X Depth: _____ m X Height: _____
 Building Line Setback: _____ m
 Type of Foundation: _____ Outside Wall Studs: _____ X
 Floor Joists: _____ X Exterior Wall Finish: _____ X
 Exterior Roof Finish: _____
- List of Building to be Demolished: _____
- Proposed Means of Access: _____

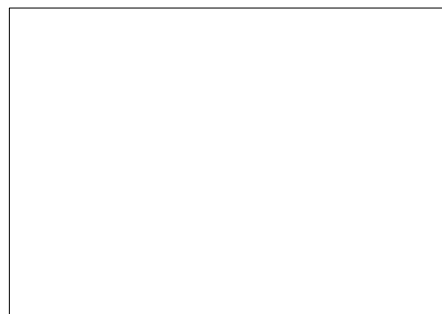
7. SHOW ALL EXISTING AND PROPOSED BUILDINGS. INCLUDE DISTANCES, LOCATIONS AND SIZES, OF OTHER BUILDINGS.

PLOT PLAN

Rear Lot Line ()

Side Lot Line
()

Side Lot Line
()



Front Lot Line ()

STREET NAME: _____

I _____ of _____
in the Province of Newfoundland do solemnly declare that the statements herein contained in this application are true made with a full knowledge of the circumstances connected with the same, that the location and plot plan submitted correctly sets out the location of the development described in the said application. I made this solemn declaration, conscientiously believing it to be true, and knowing that it is of the same force and effect as if made under oath.

Dated at: _____ this _____ day of _____, Year _____.

Applicant's Signature: _____

Approved by: _____ Permit Issued: _____

Development Regulations

1. PERMIT EXPIRES: Two (2) years from the date issued.
2. PROCESSING FEE: \$50.00 (\$20.00 non refundable at processing time and \$30.00 upon approval) PLUS \$ 1.00 per square metre of floor area.
3. Copy of National Building Code - September 24th, 1999, SUPPLEMENT TO NATIONAL BUILDING CODE - Effective immediately , all buildings, residential or commercial, shall be constructed in such a manner so as to ensure the foundation wall extends a minimum of one (1) foot above the finished grade of the road . This requirement forms part of the approval of the permit to build.
Please Note : The Town of Pouch Cove will not provide building inspectors to ensure compliance to the NATIONAL BUILDING CODES.
4. Footings must be inspected before concrete is poured. Failure to do so will result in a STOP WORK ORDER being issued. (You must contact the office for this inspection)
5. New Policy on Measurements- All buildings will be measured for accuracy.
6. Town Services will be determined by the Town. Water / Sewer Connection Fee Apply (Check Fee Structure for details)
7. If it is necessary to install a culvert, it MUST be installed prior to a permit to construct is issued.
OPTION AVAILABLE
If you wish to construct the home prior to the installation of the culvert a \$1500.00 deposit must be made to the Town Office. The deposit will be refunded to you once the culvert is installed , inspected and approved by the Town Foreman.
8. Asphalt Cutting / Cross Cuts road excavation - The Town requires a refundable surety deposit of \$600.00 (regulations available at office)

APPLICANTS CHECK LIST

(All Applicants Must complete the following list - Failure to do so may result in delays in processing your application)

1. Identity and Peg Proposed Building Lot.
2. Mark (Peg) Site and include Name of Owner.
3. Peg Location of Proposed Building on Lot.
4. Building Has to be a Minimum of 10 Meters and a Maximum of 30 Meters from a By- Road
5. Building Must be 15 Meters from a Main Highway.
6. Location of Driveway Must be indicated on Plot Plan and Building Lot.
7. Copy of Legal Survey Must be Provided.

NOTES
